

Westfield-Washington Advisory Plan Commission held a meeting on Monday, May 21, 2012 scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum

Commission Members Present: Bob Smith, Dan Degnan, Ken Kingshill, Charles Lehman, Bill Sanders, Cindy Spoljaric, and Bob Spraeetz,

City Staff Present: Jennifer Miller, Assistant Director; Kevin Todd, Senior Planner; and Sarah Reed, Associate Planner

Minutes:

Motion: To approve the minutes for the May 7, 2012 APC meeting with changes.

Motion: Tolan; Second: Spoljaric; Vote: Passed by voice vote

Todd reviewed Public Hearing Rules of Procedure.

ITEMS OF BUSINESS

Case No.	1205-DP-04 & 1205-SPP-01
Petitioner	Terra Site Development, Inc.
Description	Waters Edge at Springmill Trails; West side of Casey Road, approximately 0.5 mile north of State Road 32; Petitioner requests a Development Plan and a Primary Plat Review for 106 single family residential lots on approximately 36 acres in the Residential District 2 section of the Springmill Trails PUD.

Reed reviewed the petition stating the primary plat, development plan, and landscaping plan are all fully compliant with the Springmill Trails PUD and the City's zoning ordinance.

Spoljaric asked if the issue about the 8-foot walking path along Casey Road was rectified.

Reed responded the path is shown and compliant.

Degnan asked about the time line for the path.

Mr. Hanna with M/I Homes stated it is the petitioner's intention to build the 8-foot path during the initial phase of development.

Motion: To approve 1205-DP-04 & 1205-SPP-01 with the following condition:

- That all necessary approvals and permits be obtained from the Westfield Public Works Department, the Hamilton County Surveyor's Office and the Hamilton County Highway Department prior to the issuance of a building permit.

Motion: Kingshill; Second: Lehman; Vote: 7-0

Case No.	1204-ZOA-02
Petitioner	City of Westfield
Description	Road Impact Fee Ordinance; Petitioner a public hearing on City Ordinance 12-13 Road Impact Fee.

Miller reviewed the Road Impact Fee, stating that staff reviewed the possibility of a tiered or phased-in approach over the effective period of the Ordinance, as requested at the previous APC meeting. Miller reported that nothing prohibits the Council from adopting such a method. She further stated that staff recommends this item be forwarded to the City Council for adoption consideration.

Zaiger explained that the recommendation of a tiered approach could be included in the certification. He also stated the Commission is approving the ordinance, but has no say in the actual fee.

Motion: To send 1204-ZOA-02 to the Westfield City Council with a positive recommendation.

Motion: Spoljaric; Second: Degnan; Vote: 7-0

ADJOURNMENT (7:20 p.m.)

President, Robert Smith, Esq.

Vice President, Daniel Degnan

Secretary, Matthew S. Skelton, Esq.